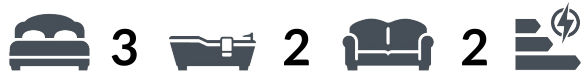




Bury Hill, Potton, SG19 2RR  
£310,000



LATCHAM —————  
————— DOWLING

ESTATE AGENTS

Nestled in the charming area of Stewart Croft, Potton, this beautifully presented house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two upstairs bathrooms provide convenience and privacy, ensuring that morning routines run smoothly.

The house features two separate reception rooms, allowing for versatile living spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home. The kitchen is well appointed and is a good size at 12'. The private west-facing garden is a true gem, providing a serene outdoor retreat where you can unwind and soak up the sun. Additionally, residents can enjoy the benefits of communal gardens, enhancing the sense of community within this lovely development.

The property affords pleasant views to open countryside from two aspects, and really does exude peace and quiet.

Parking is available for one vehicle, as well as the plenty of visitor parking spaces, adding to the practicality of this charming home. With its appealing layout and thoughtful design, this property is not just a house; it is a place where memories can be made. If you are looking for a welcoming home in a desirable location, this property in Potton is certainly worth considering.

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, a school, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

The Town Centre is just a 5 minute stroll. This is a charming home and viewing is highly recommended.

**Entrance**

**Entrance Hall**

**W.c**





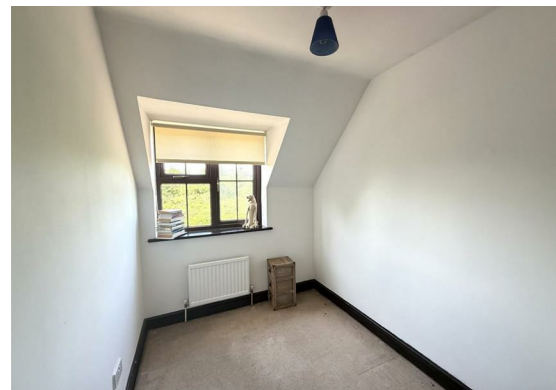
**Dining Room**  
8'1 x 7'7 (2.46m x 2.31m)

**Lounge**  
12'4 x 10'9 (3.76m x 3.28m)

**Kitchen**  
12'5 x 7'9 (3.78m x 2.36m)

**First Floor**

**Landing**



**Bedroom One**  
10'8 x 10'7 (3.25m x 3.23m)

**En Suite**

**Bedroom Two**  
11'0 x 6'5 (3.35m x 1.96m)

**Bedroom Three**  
7'5 x 6'5 (2.26m x 1.96m)

**Bathroom**

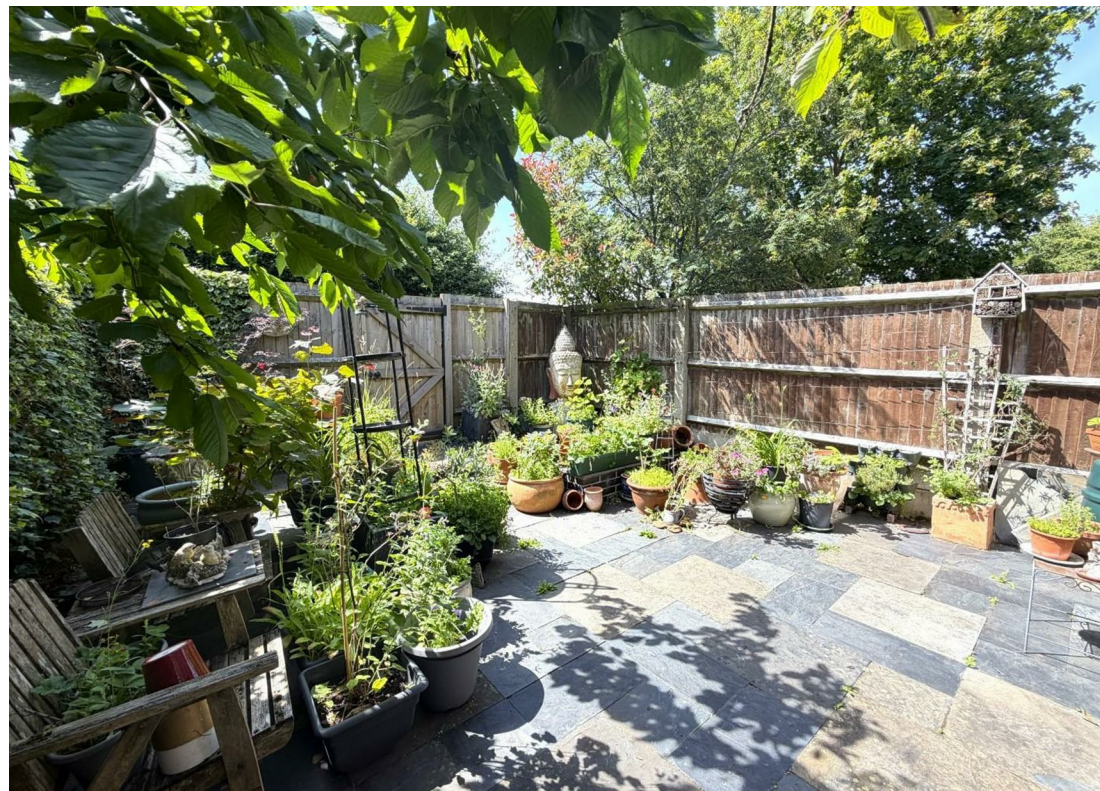
**Outside**

**Rear Garden**

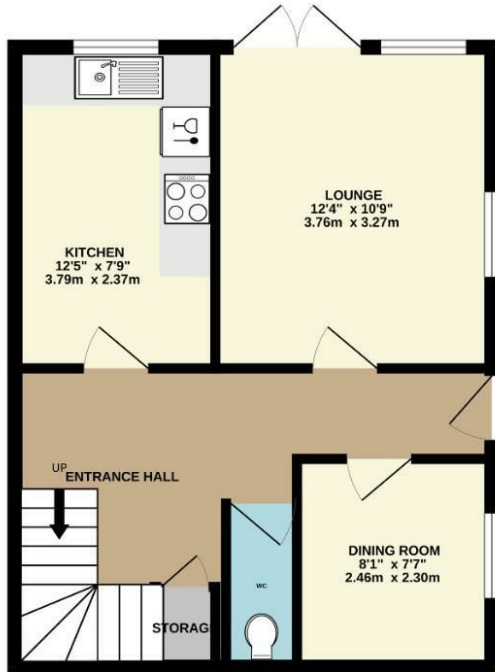
**Communal Gardens**

**Parking**

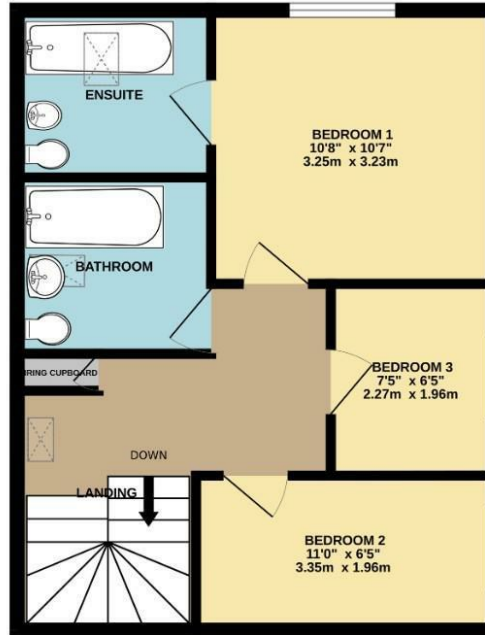
**Agents Note**



GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.

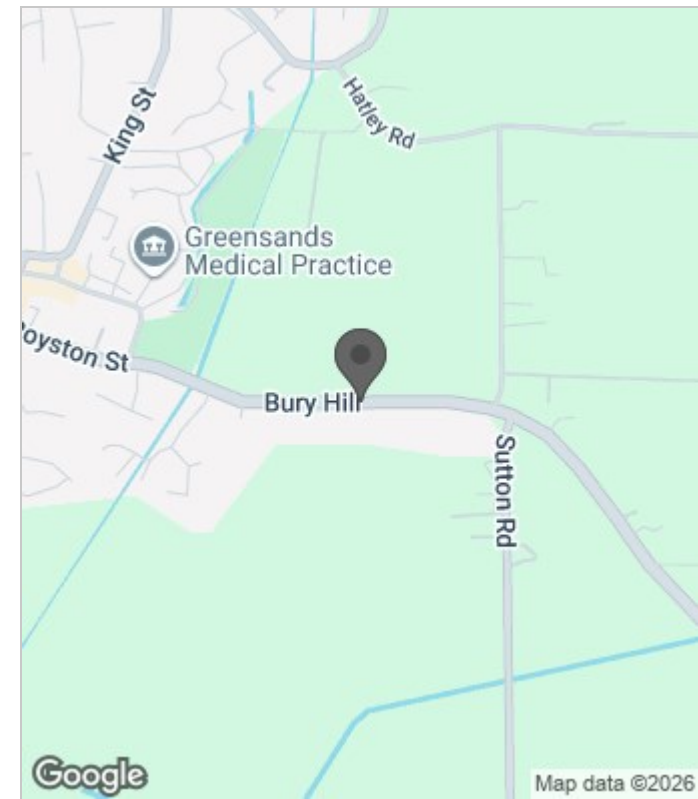



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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